



Reston Presbyterian Church
SPA 82-D-047
Tax map 18-3((1))-6

TO: Hunter Mill Road Task Force
DATE: 24 August 2005

It is the simple desire of the Reston Presbyterian Church ("RPC"), to be a church on the corner, with a ministry to the surrounding community. We request that the Hunter Mill Road Task Force take this in to consideration when reviewing the nominations to the Fairfax County Comprehensive Plan.

Summary of Present Operations

Approval was granted on July 30, 1981 to construct and operate a church and related facilities under S-81-D-045 on what was then a 5.1547-acre lot in the Hunter Mill District. The site address was then 1632 Hunter Mill Road, Vienna, VA, but was subsequently changed to 10610 Sunset Hills Road, Reston, VA. The sanctuary capacity was approved for 600 persons, with educational facilities, church office, and related facilities, including necessary parking.

The application was amended on July 15, 1982, S-82-D-047, to permit the enlargement of the existing house for use as a church. This was to be Phase I, and designated the previously approved church building and part of the parking lot as Phase II. Phase I was limited to a 300-seat sanctuary, and required a parking capacity of 75 spaces. This application was approved on July 15, 1982 by the Board of Zoning Appeals for Fairfax County.

The Phase I construction was completed and the church, with a 250-seat capacity, began operation of the site in early 1984. At that time, all requirements of Phase I of the 1982 Special Permit resolution had been met. Until recently, however, it had not been necessary to grow beyond that Phase I design. Accordingly, planning for the construction of Phase II, as then approved, had not taken place.

On March 14, 2000, the Board of Zoning Appeals approved a Special Permit Amendment for the addition of 582 SF to the existing Phase I church building to enlarge the narthex, add a connecting hallway, and improving rest rooms facilities. These changes were designed to improve the increased flow of people both into and within the building during peak load hours on Sunday and improve handicapped access. They did not represent any change to the existing capacity of the sanctuary, classrooms, offices, or the existing parking lot. This work on the modification to Phase I was completed in 2002.

The church now finds that it has outgrown the capacity of the modified and aging Phase I facility. On June 5, 2005, the Church voted to form a Building Commission to move forward with the plans outlined in the original special use permit (S-81-D-045) and build the Phase II facility. The church is at the beginning of the process for Phase II with an estimated groundbreaking in the spring of 2007.

As part of the Hunter Mill community, RPC would like to request that easy ingress and egress to its current and planned facility continue to be a primary consideration when addressing the need for improved infrastructure in our growing community.

Respectfully,

James U. Ferguson
Trustee for
Reston Presbyterian Church